

Village of Sackets Harbor Planning Board
June 21, 2017
Regular Meeting
112 N. Broad St.
Sackets Harbor, NY 13685

The meeting was called to order by Chair Quinn at 7:05pm with the Pledge of Allegiance. Members present were Tom Dyckes, Frank Reynolds, Merle Tousant and Janet Quinn. A quorum was established.

A motion was made by Frank Reynolds and seconded by Merle Tousant to accept the minutes from the May 17, 2017 regular Planning Board meeting and the May 24, 2017 Special Planning Board meeting as written. Vote 4 ayes (Dykes, Tousant, Reynolds and Quinn), 0 nays.

Report to Village Board:

Chair Quinn presented the report provided to the Village Board for the June 13, 2017 regular meeting. There were no comments.

#16-17 Richard Cunha, DBA Goodfellows: 201 West Main Street, Sackets Harbor NY

This item is being removed from the agenda as a letter was sent to the Village Board and has not progressed with the planning board.

#16- 48 Tomm Maxon, Ontario Place Hotel, 103 General Smith Drive, Sackets Harbor

Project involves alterations and addition to existing building including new entry, window replacements, siding and trim, elevator and room layout modifications. The property is in the Village Center, National Register and Historic Overlay Districts and requires site plan review.

Project approved in December, 2016 and amended in February, 2017. Signage, exterior lighting and front entrance area walkway and landscaping which will be submitted at a later time. There is nothing new to report at this time.

#17-06 Woodlark Properties, LLC. 144 Bartlett Road, Madison Barracks.

Project requests a use change within the PDD, from residential to commercial/business operate the leasing office from the "Firehouse". The Village Board approved the PDD amendment. No application has been received for site plan review. This is being removed from the agenda as there has been no revision submitted from applicant.

New Business

#17-16 Brooke Wood, 211 East Main Street, Sackets Harbor.

Applicant requests Site Plan Review for repair and expansion of side porch. The project is located in the Village Residential, National Register and Historic Overlay Districts.

Chair Quinn review the application, sketch, SEQR form, a site map that shows the parcel and surrounding properties, photo's showing the current porch and a materials list.

Board review part 2 of the SEQR and found that there are no significant adverse effect on the environment.

A motion was made by Tom Dykes and seconded by Chair Quinn to accept the environmental review. Vote 4 ayes (Dykes, Tousant, Reynolds and Quinn), 0 nays.

Chair Quinn asked Jamie Wood to explain the project. Wood explained that the porch is in disrepair. Wood explained he would like to do a wraparound porch, because the front is also in need of replacing. He would like the porch to be in keeping with the historic style of the home and neighborhood. The board asked if he would amend his application to reflect the wraparound. Wood updated the picture to show the new design and changed the narrative on application.

Chair Quinn made the motion to accept the application and materials as amended and was seconded by Frank Reynolds.

Merle Tousant made a motion that the application is complete and was seconded by Tom Dykes. Vote 4 ayes (Dykes, Tousant, Reynolds and Quinn), 0 nays.

The Public Hearing opened at 7:24pm. No comments were made.

Public Hearing closed at 7:25pm.

Motion was made to grant to accept the amended application, by Frank Reynolds, seconded by Merle Tousant. Vote 4 ayes (Dykes, Tousant, Reynolds and Quinn), 0 nays.

#17-17 Richard Cunha, DBA Goodfellows: 201 West Main Street, Sackets Harbor.

Applicant requests Site Plan Review for repair/replacement of windows and doors. The project is located in the Village Core, National Register and Historic Overlay Districts. The board reviewed the SEQR form and found that there was no adverse effects on the environment. A representative for Richard Cunha, James Ellinger was present to explain and present samples that will be used for the doors and windows that are being repaired or replaced. Ellinger explained what material and how the doors will look, dimensions will be the same as what is in there now. Frank Reynolds questioned how the windows will look, Ellinger explained the windows will be the same in every aspect, only the wood in the frame will have to be adapted to hold the one inch insulated unit.

A motion was made by Chair Quinn to accept materials as presented, seconded by Merle Tousand. Vote 4 ayes (Dykes, Tousant, Reynolds and Quinn), 0 nays.

Frank Reynolds made a motion to accept the application, Tom Dyckes seconded. Vote 4 ayes (Dykes, Tousant, Reynolds and Quinn), 0 nays.

The public hearing was opened at 7:42pm for comments. No comments were made. Public hearing was closed at 7:43pm.

Tom Dyckes would like a more detailed description on the original application. Such as the window stops would be wood and painted, replace side doors, doors and windows sizes will remain the same.

Motion was made by Chair Quinn to accept Site Plan as provided, Tom Dyckes seconded. Vote 4 ayes (Dykes, Tousant, Reynolds and Quinn), 0 nays.

#17-19 Lawler Realty/Mike Campbell, 85 Worth Road, Madison Barracks.

Applicant requests Site Plan Review to construct a new boat launch.

This application was put on hold until all paperwork is presented at a later date.

#17-20 Lawler Realty/Mike Campbell, 85 Worth Road, Madison Barracks.

Applicant requests Site Plan Review to install a 1000 gallon fuel storage tank to the Madison Barracks marina. The project is in the Madison Barracks PDD, the Historic Overlay and National Register Districts. Application provided included, cover sheet, SEQR form, survey map, documentation on fuel tank, information from DEC and a publication on upgrading marina facilities. Chair Quinn explained the discussions with the Planning Board Attorney on if any other agencies should be involved on the SEQR or if any other forms are required for review. Proposed fuel tank maybe subject to Site Plan Review and Waterfront Management law. Chair Quinn explained the section of the Zoning Law pages 15-16 which deals with Waterfront Structures, section 3-14, even though it is outside the municipal boundary, it has very specific objectives, purpose statement and a process for Site Plan Review and review criteria. Chair Quinn stated that that the board needs to do a Site Plan Review to comply with Section 3-14 and Waterfront Management Law, which requires a public hearing that requires 7 days, not 5 as for a regular public hearing.

Mike Campbell, who represents Lawler Realty, explained the aspects of the project, which included where the tanks will sit, dimensions, and operation of the tank.

The board reviewed Part 2 of SEQR determination is there is no significant adverse impact on the environment.

Tom Dyckes made a motion that there is no adverse impact on the land, seconded by Frank Reynolds. Vote 4 ayes (Dykes, Tousant, Reynolds and Quinn), 0 nays.

The board decided that to be in compliance with the Waterfront and Zoning laws that a public hearing for Site Plan Review should be scheduled and for additional documents to be provided.

The documents to be provided by Lawler/Mike Campbell are a copy of the lease on the New York State Land, and drawing with the dimensions of the tank and pad.

A motion was made by Tom Dykes to table the application until June 29, 2017, seconded by Janet Quinn.

Vote 4 ayes (Dykes, Tousant, Reynolds and Quinn), 0 nays.

A public hearing must be scheduled tomorrow, June 30, 2017 in compliance with the Waterfront Management Law.

Other Items for Discussion:

There were no additional items for discussion.

Next Regular Meeting for the Planning Board is scheduled for July 19, 2017.

A motion to adjourn was made at 8:40pm by Merle Tousant, seconded by Janet Quinn.

Vote 4 ayes (Dykes, Tousant, Reynolds and Quinn), 0 nays.

